

1061, 1063, 1065 & 1067 FLATBUSH AVENUE

1061

1063

1065

1067



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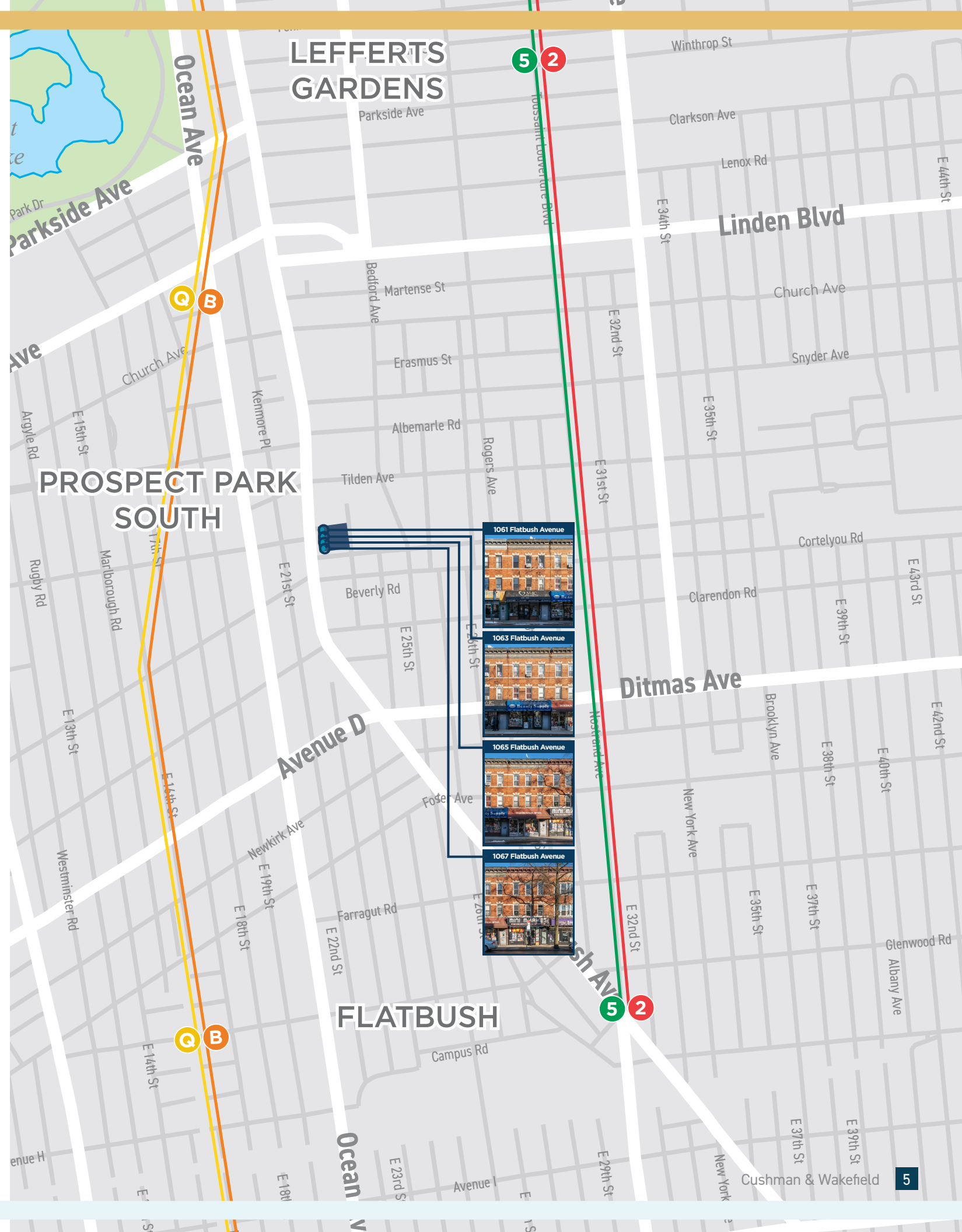
SUMMARY

Cushman & Wakefield has been exclusively retained to sell 1061, 1063, 1065 & 1067 Flatbush Avenue, four adjacent mixed-use properties located in Flatbush, just south of Prospect Park. The offering comprises 8 residential units and 4 retail units, totaling 16,300 square feet across both properties.

The properties present a compelling investment opportunity with multiple value drivers. The retail spaces benefit from exceptional visibility and consistent foot traffic at this high-profile corner location. Situated just a short walk from the Church Avenue subway station (B and Q lines), the buildings enjoy excellent transit access within a thriving retail corridor supported by strong neighborhood demographics. Together, these assets represent a rare opportunity to acquire well-located, income-producing real estate in one of Brooklyn's most established neighborhoods.

All inquiries should be directed to Cushman & Wakefield.

Property	1061 Flatbush Ave	1063 Flatbush Ave	1065 Flatbush Ave	1067 Flatbush Ave	Total Portfolio
Submarket	Flatbush	Flatbush	Flatbush	Flatbush	Flatbush
Property Type	Mixed-Use Walk-Up	Mixed-Use Walk-Up	Mixed-Use Walk-Up	Mixed-Use Walk-Up	Multiple
Gross SF	4,100	4,100	4,100	4,000	16,300
Residential Units	2	2	2	2	8
Commercial Units	1	1	1	1	4
Total Units	3	3	3	3	12
NOI	\$79,534	\$75,840	\$73,678	\$107,969	\$337,020
Pro Forma NOI	\$120,980	\$118,803	\$114,557	\$121,270	\$475,610



RETAIL MAP



PROPERTY OVERVIEW

1061 FLATBUSH AVE

1061 FLATBUSH AVE

PROPERTY OVERVIEW

Address	1061 Flatbush Ave
City/State	Brooklyn, NY
Zip Code	11226
Submarket	Flatbush
Block & Lot	5132-52

ASSET INFORMATION

Asset Type	Mixed-Use Walk-Up
# of Stories	3
Square Footage Breakdown	
Total GSF	4,100 SF
Unit Breakdown	
Retail Units	1
Residential Units	2
Total # of Units	3

ZONING INFORMATION

Lot Dimensions	20' x 99.33'
Lot Size	1,987 SF
Zoning	C4-4A, R7A equiv.
Commercial FAR	4.00
Residential FAR	4.00
Buildable SF	
Buildable SF	7,948 SF
Less Existing Structure	-4,100 SF
Available Air Rights	3,848 SF

TAX INFORMATION (26/27)

Taxable Assessment	\$35,084
Annual Property Tax	\$6,962
Bid Tax	\$515
Total Property + Bid Taxes	\$7,476
Tax Class	
Tax Class	1
Tax Rate	19.843%

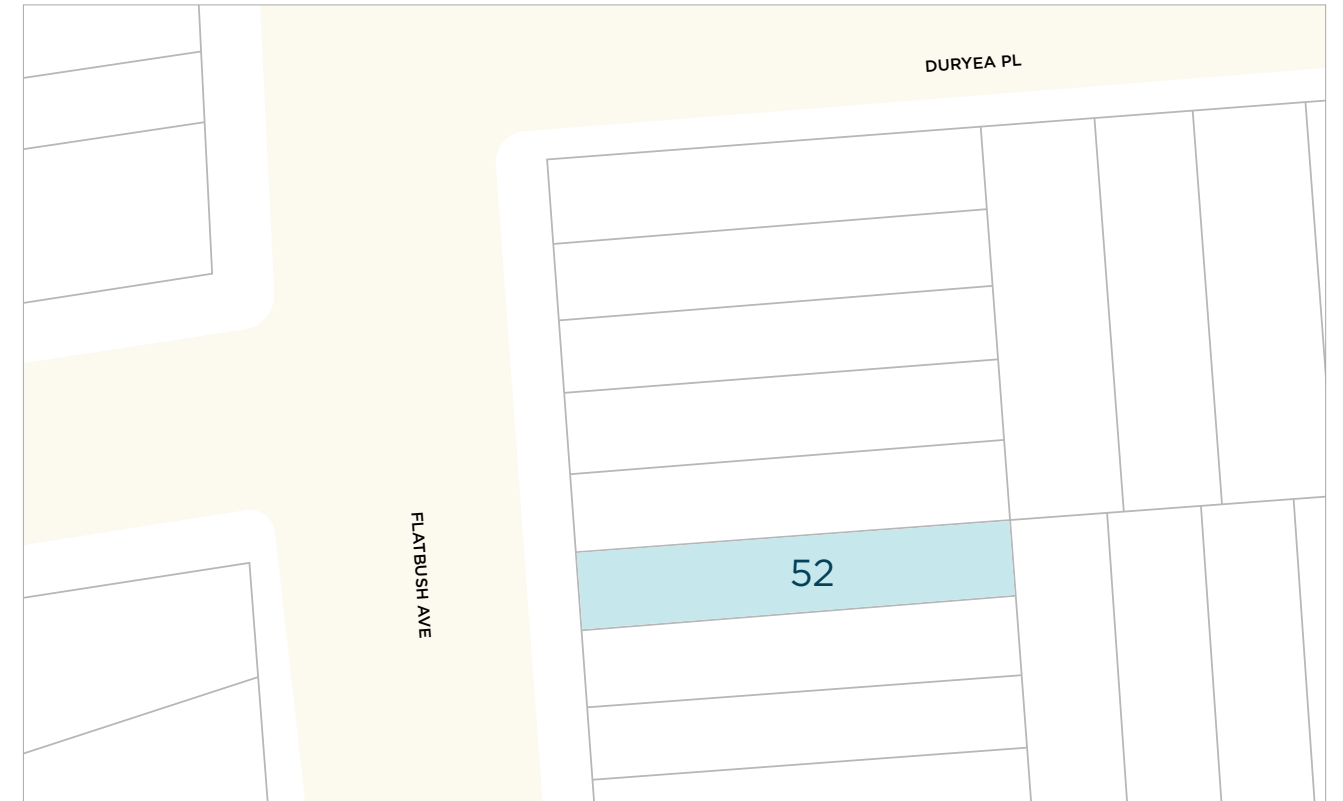
RENT ROLL

RETAIL REVENUE

Unit	Tenant	RSF	Lease Start	Lease Exp.	Rent Inc.	Base Rent (Monthly)	Base Rent (Annual)	\$ / SF	Pro Rata %	Base Year	Tax Contrib.	Total Contrib.	Total Annual Revenue	\$ / SF	Pro Forma Rent	\$ / SF
Retail	Mark's Homecare Realty LLC	1,200	Dec-17	Jan-29	3.00%	\$5,150	\$61,800	\$52	33.00%	2024/2025	\$37	\$61,837	\$52	\$90	\$61,800	\$52
Total		1,200				\$5,150	\$61,800	\$52	33.00%		\$37	\$61,837	\$52	\$109	\$61,800	\$52

RESIDENTIAL REVENUE

Unit	Tenant	RSF	Bed/Bath	Lease Exp.	Unit Status	Monthly Rent	Annual Rent	\$/SF	Pro Rata %	Base Year	Tax Contrib.	Tax Contrib.	Total Annual Rent	\$ / SF	Pro Forma Annual Rent	\$/SF
1061-2	Occupied	1,000	3/1	Feb-26	FM	\$1,950	\$23,400	\$23				—	\$23,400	\$23	\$45,732	\$46
1061-3	Occupied	1,000	3/1	Mar-27	FM	\$2,020	\$24,240	\$24				—	\$24,240	\$24	\$45,732	\$46
Total / W.A.		2,000				\$3,970	\$47,640	\$24	0.00%		—	—	\$47,640	\$24	\$91,464	\$46
Total / W.A.		3,200				\$9,120	\$109,440	\$34			\$37	\$37	\$109,477	\$34	\$153,264	\$48



1061 FLATBUSH AVE INCOME & EXPENSE

Retail Revenue		RSF	\$ / SF	Annual Income
Gross Annual Income		1,200	\$51.50	\$61,800
RET Escalation			\$0.03	\$37
Gross Annual Income		1,200	\$51.53	\$61,837
Less General Vacancy / Credit Loss (5.0%)			\$1.55	\$1,854
Effective Gross Annual Income		1,200	\$49.99	\$59,983

Residential Revenue		RSF	\$ / SF	
Gross Annual Income		2,000	\$23.82	\$47,640
Gross Annual Income		2,000	\$23.82	\$47,640
Less General Vacancy / Credit Loss (2.5%)			\$0.60	\$1,191
Effective Gross Annual Income		2,000	\$23.22	\$46,449

Total Effective Gross Annual Income				\$106,432
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EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	6.54%	\$1.70	\$6,962
Bid Taxes	Actual	0.48%	\$0.13	\$515
Insurance	Actual	8.21%	\$2.13	\$8,740
Utilities	Actual	3.18%	\$0.83	\$3,389
Repairs & Maintenance	\$0.50/ GSF	1.93%	\$0.50	\$2,050
Reserves & Replacements	\$0.50/ GSF	1.93%	\$0.50	\$2,050
Management Fee	3.0% / EGI	3.00%	\$0.78	\$3,193
Total Expenses		25.27%	\$6.56	\$26,898

Net Operating Income				\$79,534
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1061 FLATBUSH AVE

PRO FORMA INCOME & EXPENSE

Retail Revenue		SF	\$ / SF	Annual Income
Gross Annual Income		1,200	\$51.50	\$61,800
RET Escalation			\$0.03	\$37
Gross Annual Income		1,200	\$51.53	\$61,837
Less General Vacancy / Credit Loss (3.0%)			\$1.55	\$1,854
Effective Gross Annual Income		1,200	\$49.99	\$59,983

Residential Revenue		NRSF	\$ / SF	
Gross Annual Income		2,000	\$45.73	\$91,464
Gross Annual Income		2,000	\$45.73	\$91,464
Less General Vacancy / Credit Loss (2.5%)			\$1.14	\$2,287
Effective Gross Annual Income		2,000	\$44.59	\$89,177

Total Effective Gross Annual Income				\$149,160
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EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	4.67%	\$1.70	\$6,962
Insurance	Actual	0.35%	\$0.13	\$515
Insurance	Actual	5.86%	\$2.13	\$8,740
Utilities	Actual	2.27%	\$0.83	\$3,389
Repairs & Maintenance	Actual	1.37%	\$0.50	\$2,050
Reserves & Replacements	\$0.50/ GSF	1.37%	\$0.50	\$2,050
Management Fee	3.0% / EGI	3.00%	\$1.09	\$4,475
Total Expenses		18.89%	\$6.87	\$28,180

Net Operating Income				\$120,980
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PROPERTY OVERVIEW

1063 FLATBUSH AVE

1063 FLATBUSH AVE

PROPERTY OVERVIEW

Address	1063 Flatbush Ave
City/State	Brooklyn, NY
Zip Code	11226
Submarket	Flatbush
Block & Lot	5132-51

ASSET INFORMATION

Asset Type	Mixed-Use Walk-Up
# of Stories	3
Square Footage Breakdown	
Total GSF	4,100 SF
Unit Breakdown	
Retail Units	1
Residential Units	2
Total # of Units	3

ZONING INFORMATION

Lot Dimensions	20' x 99.33'
Lot Size	1,992 SF
Zoning	C4-4A, R7A equiv.
Commercial FAR	4.00
Residential FAR	4.00
Buildable SF	
Buildable SF	7,968 SF
Less Existing Structure	-4,100 SF
Available Air Rights	3,868 SF

TAX INFORMATION (26/27)

Taxable Assessment	\$41,803
Annual Property Tax	\$8,295
Bid Tax	\$515
Total Property + Bid Taxes	\$8,810
Tax Class	
Tax Class	1
Tax Rate	19.843%

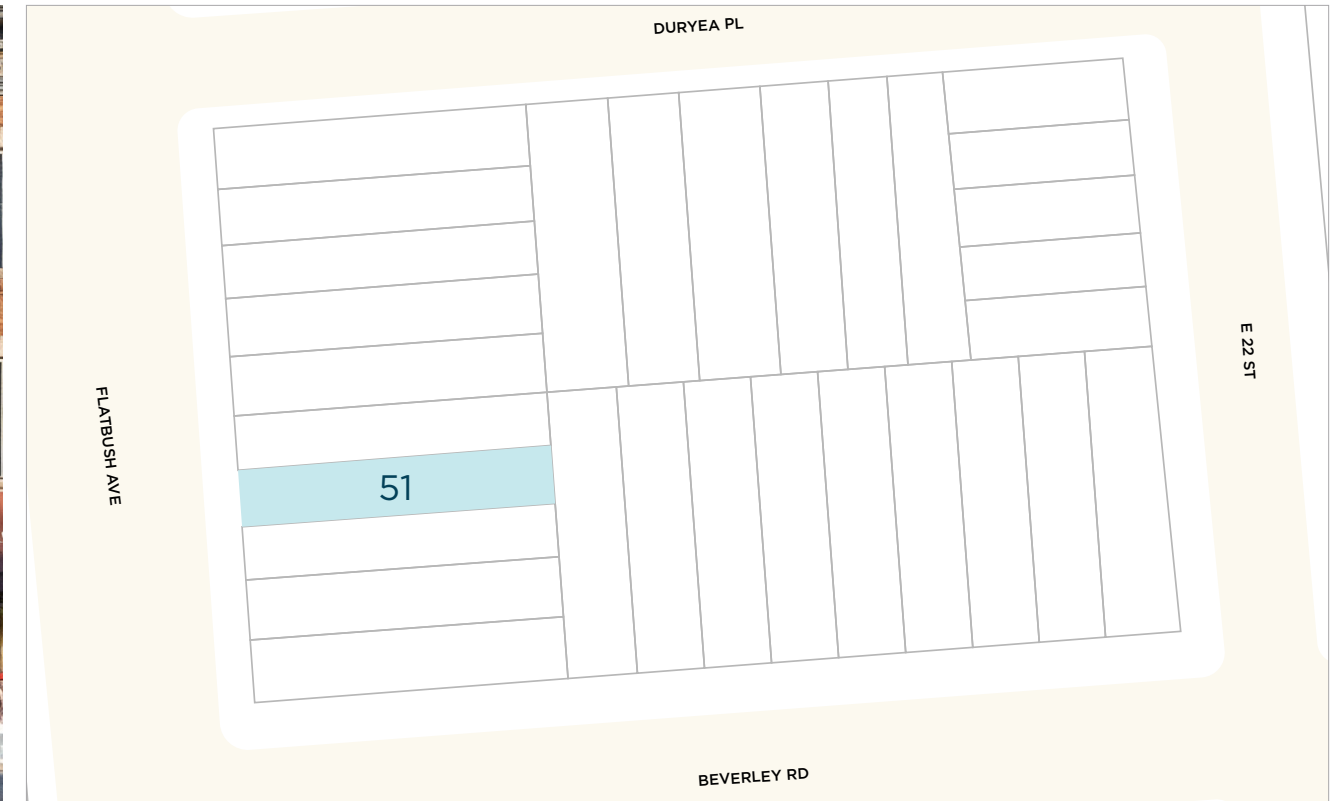
RENT ROLL

RETAIL REVENUE

Unit	Tenant	RSF	Lease Start	Lease Exp.	Rent Inc.	Base Rent (Monthly)	Base Rent (Annual)	\$ / SF	Pro Rata %	Base Year	Tax Contrib.	Total Contrib.	Total Annual Revenue	\$ / SF	Pro Forma Rent	\$ / SF
Retail	Jessica Beauty, Inc.	1,200	Aug-17	Jul-27	—	\$6,000	\$72,000	\$60	100.00%	2017/2018	\$1,716	\$1,716	\$73,716	\$61	\$72,000	\$60
Total		1,200				\$6,000	\$72,000	\$60	100.00%		\$1,716	\$1,716	\$73,716	\$61	\$72,000	\$60

RESIDENTIAL REVENUE

Unit	Tenant	RSF	Bed/Bath	Lease Exp.	Unit Status	Monthly Rent	Annual Rent	\$/SF	Pro Rata %	Base Year	Tax Contrib.	Tax Contrib.	Total Annual Rent	\$ / SF	Pro Forma Annual Rent	\$/SF
1063-2	Occupied	1,000	3/1	Feb-26	FM	\$1,986	\$23,837	\$24			—	—	\$23,837	\$24	\$45,732	\$46
1063-3	Occupied	1,000	3/1	Mar-27	FM	\$1,850	\$22,200	\$22			—	—	\$22,200	\$22	\$45,732	\$46
Total / W.A.		2,000				\$3,836	\$46,037	\$23	0.00%		—	—	\$46,037	\$23	\$91,464	\$46
Total / W.A.		3,200				\$9,836	\$118,037	\$37			\$1,716	\$1,716	\$119,752	\$37	\$163,464	\$51



1063 FLATBUSH AVE INCOME & EXPENSE

Retail Revenue		RSF	\$ / SF	Annual Income
Gross Annual Income		1,200	\$60.00	\$72,000
Tenant Reimbursements / Contributions			\$1.43	\$1,716
Gross Annual Income		1,200	\$61.43	\$73,716
Less General Vacancy / Credit Loss (5.0%)			\$3.00	\$3,600
Effective Gross Annual Income		1,200	\$58.43	\$70,116

Residential Revenue		RSF	\$ / SF	
Gross Annual Income		2,000	\$23.02	\$46,037
Gross Annual Income		2,000	\$23.02	\$46,037
Less General Vacancy / Credit Loss (2.5%)			\$0.58	\$1,151
Effective Gross Annual Income		2,000	\$22.44	\$44,886

Total Effective Gross Annual Income				\$115,001
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EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	7.21%	\$2.02	\$8,295
Bid Taxes	Actual	0.45%	\$0.13	\$515
Insurance	Actual	7.28%	\$2.04	\$8,377
Utilities	Actual	12.54%	\$3.52	\$14,425
Repairs & Maintenance	\$0.50/ GSF	1.78%	\$0.50	\$2,050
Reserves & Replacements	\$0.50/ GSF	1.78%	\$0.50	\$2,050
Management Fee	3.0% / EGI	3.00%	\$0.84	\$3,450
Total Expenses		34.05%	\$9.55	\$39,162

Net Operating Income				\$75,840
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1063 FLATBUSH AVE

PRO FORMA INCOME & EXPENSE

Retail Revenue		SF	\$ / SF	Annual Income
Gross Annual Income		1,200	\$60.00	\$72,000
Tenant Reimbursements / Contributions			\$1.43	\$1,716
Gross Annual Income		1,200	\$61.43	\$73,716
Less General Vacancy / Credit Loss (5.0%)			\$3.00	\$3,600
Effective Gross Annual Income		1,200	\$58.43	\$70,116

Residential Revenue		RSF	\$ / SF	
Gross Annual Income		2,000	\$45.73	\$91,464
Gross Annual Income		2,000	\$45.73	\$91,464
Less General Vacancy / Credit Loss (2.5%)			\$1.14	\$2,287
Effective Gross Annual Income		2,000	\$44.59	\$89,177

Total Effective Gross Annual Income				\$159,293
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EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	5.21%	\$2.02	\$8,295
Bid Taxes	Actual	0.32%	\$0.13	\$515
Insurance	Actual	5.26%	\$2.04	\$8,377
Utilities	Actual	9.06%	\$3.52	\$14,425
Repairs & Maintenance	\$0.50/ GSF	1.29%	\$0.50	\$2,050
Reserves & Replacements	\$0.50/ GSF	1.29%	\$0.50	\$2,050
Management Fee	3.0% / EGI	3.00%	\$1.17	\$4,779
Total Expenses		25.42%	\$9.88	\$40,490

Net Operating Income				\$118,803
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PROPERTY OVERVIEW

1065 FLATBUSH AVE

1065 FLATBUSH AVE

PROPERTY OVERVIEW

Address	1065 Flatbush Ave
City/State	Brooklyn, NY
Zip Code	11226
Submarket	Flatbush
Block & Lot	5132-50

ASSET INFORMATION

Asset Type	Mixed-Use Walk-Up
# of Stories	3
Square Footage Breakdown	
Total GSF	4,100 SF
Unit Breakdown	
Retail Units	1
Residential Units	2
Total # of Units	3

ZONING INFORMATION

Lot Dimensions	20' x 99.83'
Lot Size	1,997 SF
Zoning	C4-4A, R7A equiv.
Commercial FAR	4.00
Residential FAR	4.00
Buildable SF	
Buildable SF	7,988 SF
Less Existing Structure	-4,100 SF
Available Air Rights	3,888 SF

TAX INFORMATION (26/27)

Taxable Assessment	\$35,084
Annual Property Tax	\$6,962
Bid Tax	\$515
Total Property + Bid Taxes	\$7,476
Tax Class	
Tax Class	1
Tax Rate	
Tax Rate	19.843%

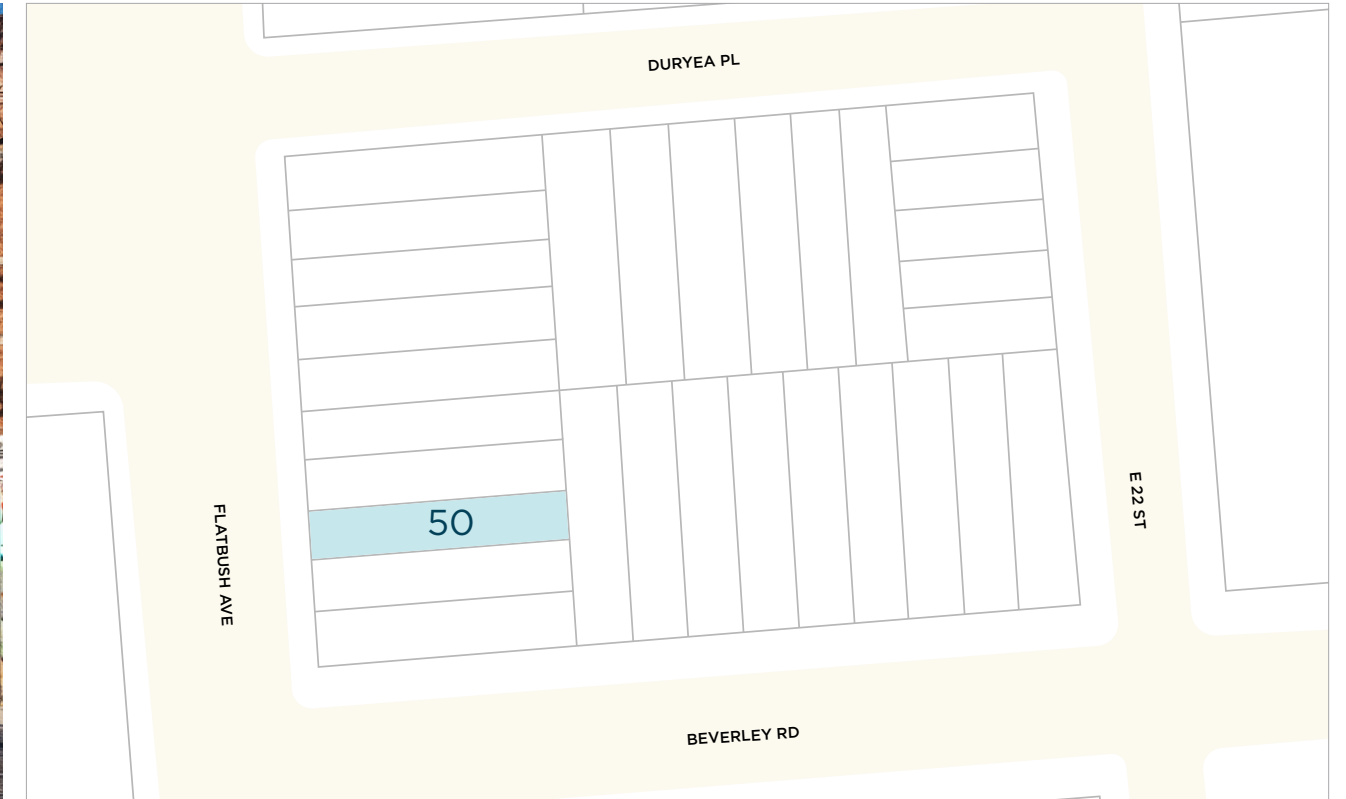
RENT ROLL

RETAIL REVENUE

Unit	Tenant	RSF	Lease Start	Lease Exp.	Rent Inc. (One Time)	Base Rent (Monthly)	Base Rent (Annual)	\$ / SF	Pro Rata %	Tax Contrib.	Total Contrib.	Total Annual Revenue	\$ / SF	Pro Forma Rent	\$ / SF
Retail	Hair Nice	1,200	Apr-23	Mar-33	6.00%	\$5,200	\$62,400	\$52	25.00%	\$1,869	\$1,869	\$64,269	\$54	\$62,400	\$52
Total		1,200				\$5,200	\$62,400	\$52	25.00%	\$1,869	\$1,869	\$64,269	\$54	\$62,400	\$52

RESIDENTIAL REVENUE

Unit	Tenant	RSF	Bed/Bath	Lease Exp.	Unit Status	Monthly Rent	Annual Rent	\$/SF	Pro Rata %	Tax Contrib.	Tax Contrib.	Total Annual Rent	\$ / SF	Pro Forma Annual Rent	\$/SF
1065-2	Occupied	1,000	3/1	Apr-26	FM	\$2,270	\$27,240	\$27			—	\$27,240	\$27	\$45,732	\$46
1065-3	Occupied	1,000	3/1	Aug-26	FM	\$1,750	\$21,000	\$21			—	\$21,000	\$21	\$45,732	\$46
Total / W.A.		2,000				\$4,020	\$48,240	\$24	0.00%	—	—	\$48,240	\$24	\$91,464	\$46
Total / W.A.		3,200				\$9,220	\$110,640	\$35		\$1,869	\$1,869	\$112,509	\$35	\$153,864	\$48



1065 FLATBUSH AVE INCOME & EXPENSE

Retail Revenue		RSF	\$ / SF	Annual Income
Gross Annual Income		1,200	\$52.00	\$62,400
Tenant Reimbursements / Contributions			\$1.56	\$1,869
Gross Annual Income		1,200	\$53.56	\$64,269
Less General Vacancy / Credit Loss (5.0%)			\$2.60	\$3,120
Effective Gross Annual Income		1,200	\$50.96	\$61,149

Residential Revenue		RSF	\$ / SF	
Gross Annual Income		2,000	\$24.12	\$48,240
Gross Annual Income		2,000	\$24.12	\$48,240
Less General Vacancy / Credit Loss (2.5%)			\$0.60	\$1,206
Effective Gross Annual Income		2,000	\$23.52	\$47,034

Total Effective Gross Annual Income				\$108,183
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EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	6.44%	\$1.70	\$6,962
Bid Taxes	Actual	0.48%	\$0.13	\$515
Insurance	Actual	7.74%	\$2.04	\$8,376
Utilities	Actual	8.56%	\$2.26	\$9,257
Repairs & Maintenance	\$1.00/ GSF	3.79%	\$1.00	\$4,100
Reserves & Replacements	\$0.50/ GSF	1.89%	\$0.50	\$2,050
Management Fee	3.0% / EGI	3.00%	\$0.79	\$3,245
Total Expenses		31.89%	\$8.42	\$34,505

Net Operating Income				\$73,678
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1065 FLATBUSH AVE

PRO FORMA INCOME & EXPENSE

Retail Revenue		SF	\$ / SF	Annual Income
Gross Annual Income		1,200	\$52.00	\$62,400
Tenant Reimbursements / Contributions			\$1.56	\$1,869
Gross Annual Income		1,200	\$53.56	\$64,269
Less General Vacancy / Credit Loss (5.0%)			\$2.60	\$3,120
Effective Gross Annual Income		1,200	\$50.96	\$61,149

Residential Revenue		NRSF	\$ / SF	
Gross Annual Income		2,000	\$45.73	\$91,464
Gross Annual Income		2,000	\$45.73	\$91,464
Less General Vacancy / Credit Loss (2.5%)			\$1.14	\$2,287
Effective Gross Annual Income		2,000	\$44.59	\$89,177

Total Effective Gross Annual Income				\$150,327
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EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	4.63%	\$1.70	\$6,962
Bid Taxes	Actual	0.34%	\$0.13	\$515
Insurance	Actual	5.57%	\$2.04	\$8,376
Utilities	Actual	6.16%	\$2.26	\$9,257
Repairs & Maintenance	\$1.00/ GSF	2.73%	\$1.00	\$4,100
Reserves & Replacements	\$0.50/ GSF	1.36%	\$0.50	\$2,050
Management Fee	3.0% / EGI	3.00%	\$1.10	\$4,510
Total Expenses		23.79%	\$8.72	\$35,769

Net Operating Income				\$114,557
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PROPERTY OVERVIEW

1067 FLATBUSH AVE

1067 FLATBUSH AVE

PROPERTY OVERVIEW

Address	1067 Flatbush Ave
City/State	Brooklyn, NY
Zip Code	11226
Submarket	Flatbush
Block & Lot	5132-49

ASSET INFORMATION

Asset Type	Mixed-Use Walk-Up
# of Stories	3
Square Footage Breakdown	
Total GSF	4,000 SF
Unit Breakdown	
Retail Units	1
Residential Units	2
Total # of Units	3

ZONING INFORMATION

Lot Dimensions	20' x 100.08'
Lot Size	2,002 SF
Zoning	C4-4A, R7A equiv.
Commercial FAR	4.00
Residential FAR	4.00
Buildable SF	
Buildable SF	8,008 SF
Less Existing Structure	-4,000 SF
Available Air Rights	4,008 SF

TAX INFORMATION (26/27)

Taxable Assessment	\$35,084
Annual Property Tax	\$6,962
Bid Tax	\$511
Total Property + Bid Taxes	\$7,473
Tax Class	
Tax Class	1
Tax Rate	
Tax Rate	19.843%

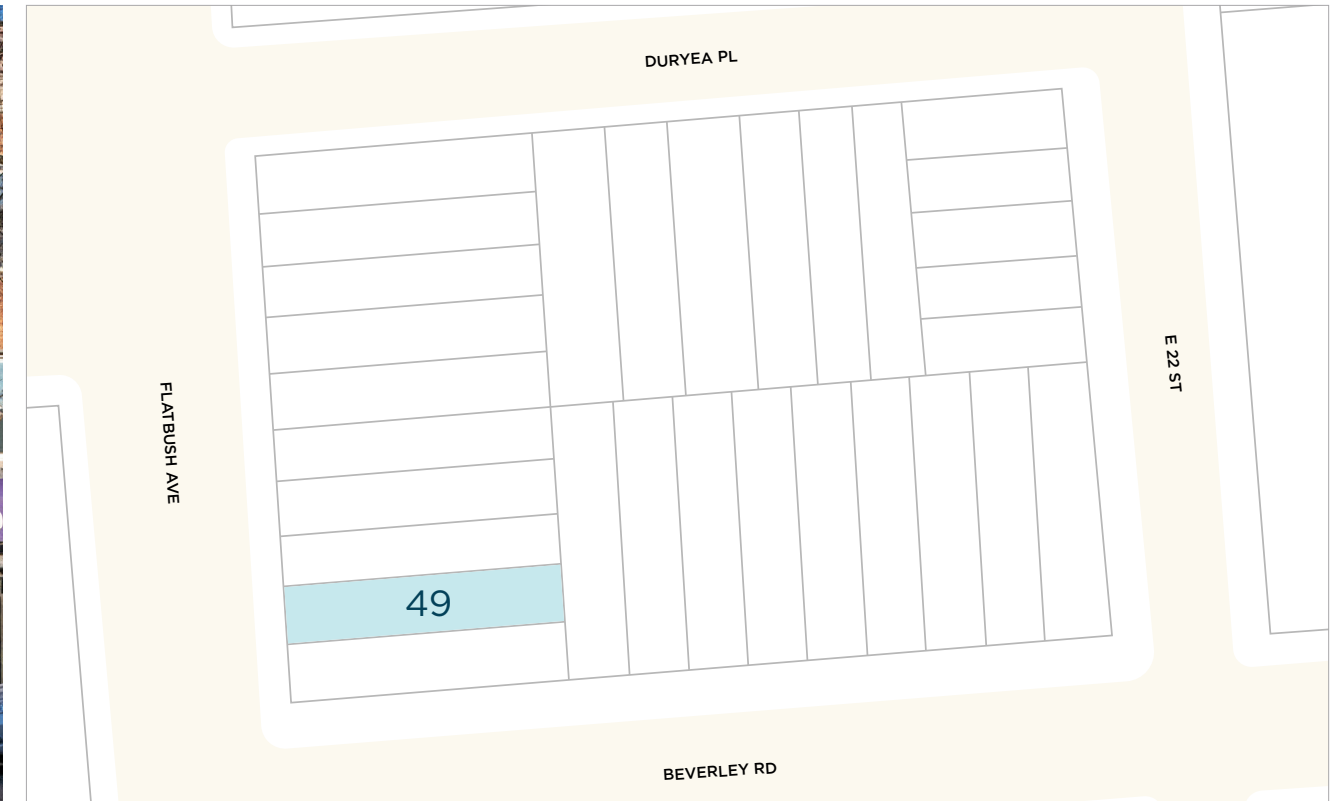
RENT ROLL

RETAIL REVENUE

Unit	Tenant	RSF	Lease Start	Lease Exp.	Rent Inc.	Base Rent (Monthly)	Base Rent (Annual)	\$ / SF	Pro Forma Rent	\$ / SF
Retail	Basha Mini Market Corp	1,000	Jul-24	Jul-29	3.00%	\$5,408	\$64,896	\$65	\$64,896	\$65
Total		1,000				\$5,408	\$64,896	\$65	\$64,896	\$65

RESIDENTIAL REVENUE

Unit	Tenant	RSF	Bed/Bath	Lease Exp.	Unit Status	Monthly Rent	Annual Rent	\$ / SF	Pro Forma Rent	\$ / SF
1067-2	Occupied	1,000	3/1	Apr-26	FM	\$3,250	\$39,000	\$39	\$45,732	\$46
1067-3	Occupied	1,000	3/1	Aug-26	FM	\$3,200	\$38,400	\$38	\$45,732	\$46
Total / W.A.		2,000				\$6,450	\$77,400	\$39	\$91,464	\$46
Total / W.A.		3,000				\$11,858	\$142,296	\$47	\$156,360	\$52



1067 FLATBUSH AVE

INCOME & EXPENSE

Retail Revenue		RSF	\$ / SF	Annual Income
Gross Annual Income		1,000	\$64.90	\$64,896
Tenant Reimbursements / Contributions			\$0.00	—
Gross Annual Income		1,000	\$64.90	\$64,896
Less General Vacancy / Credit Loss (5.0%)			\$3.24	\$3,245
Effective Gross Annual Income		1,000	\$61.65	\$61,651

Residential Revenue		RSF	\$ / SF	
Gross Annual Income		2,000	\$38.70	\$77,400
Gross Annual Income		2,000	\$38.70	\$77,400
Less General Vacancy / Credit Loss (2.5%)			\$0.97	\$1,935
Effective Gross Annual Income		2,000	\$37.73	\$75,465

Total Effective Gross Annual Income				\$137,116
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EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	5.08%	\$1.74	\$6,962
Bid Taxes	Actual	0.37%	\$0.13	\$511
Insurance	Actual	6.17%	\$2.11	\$8,454
Utilities	Actual	2.27%	\$0.78	\$3,107
Repairs & Maintenance	\$1.00/ GSF	2.92%	\$1.00	\$4,000
Reserves & Replacements	\$0.50/ GSF	1.46%	\$0.50	\$2,000
Management Fee	3.0% / EGI	3.00%	\$1.03	\$4,113
Total Expenses		21.26%	\$7.29	\$29,147

Net Operating Income				\$107,969
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1067 FLATBUSH AVE

PRO FORMA INCOME & EXPENSE

Retail Revenue		SF	\$ / SF	Annual Income
Gross Annual Income		1,000	\$64.90	\$64,896
Tenant Reimbursements / Contributions			\$0.00	—
Gross Annual Income		1,000	\$64.90	\$64,896
Less General Vacancy / Credit Loss (5.0%)			\$3.24	\$3,245
Effective Gross Annual Income		1,000	\$61.65	\$61,651

Residential Revenue		NRSF	\$ / SF	
Gross Annual Income		2,000	\$45.73	\$91,464
Gross Annual Income		2,000	\$45.73	\$91,464
Less General Vacancy / Credit Loss (2.5%)			\$1.14	\$2,287
Effective Gross Annual Income		2,000	\$44.59	\$89,177

Total Effective Gross Annual Income				\$150,829
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EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	4.62%	\$1.74	\$6,962
Bid Taxes	Actual	0.34%	\$0.13	\$511
Insurance	Actual	5.61%	\$2.11	\$8,454
Utilities	Actual	2.06%	\$0.78	\$3,107
Repairs & Maintenance	\$1.00/ GSF	2.65%	\$1.00	\$4,000
Reserves & Replacements	\$0.50/ GSF	1.33%	\$0.50	\$2,000
Management Fee	3.0% / EGI	3.00%	\$1.13	\$4,525
Total Expenses		19.60%	\$7.39	\$29,559

Net Operating Income				\$121,270
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1061, 1063, 1065 & 1067 FLATBUSH AVENUE

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